132.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,094,000 / 1,094,000
					USE VALUE:	1,094,000 / 1,094,000
					ASSESSED:	1,094,000 / 1,094,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JANTZ JOAN E
Owner 2:	
Owner 3:	
Street 1:	64 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JANTZ ANDREW & JOAN K -
Owner 2:	-
Street 1:	64 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,920 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Aluminum Exterior and 2645 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10920.000	410,700	10,500	672,800	1,094,000
Total Card	0.251	410,700	10,500	672,800	1,094,000
Total Parcel	0.251	410,700	10,500	672,800	1,094,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.57 | /Parcel: 413.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85160

GIS Ref

GIS Ref

Insp Date 04/04/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 132.0-0004-0001.0

!10329!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	410,700	10500	10,920.	672,800	1,094,000	1,094,000	Year End Roll	12/18/2019
2019	101	FV	319,400	11000	10,920.	710,200	1,040,600	1,040,600	Year End Roll	1/3/2019
2018	101	FV	319,400	11000	10,920.	523,300	853,700	853,700	Year End Roll	12/20/2017
2017	101	FV	319,400	11000	10,920.	500,900	831,300	831,300	Year End Roll	1/3/2017
2016	101	FV	319,400	11000	10,920.	463,500	793,900	793,900	Year End	1/4/2016
2015	101	FV	300,400	11300	10,920.	388,800	700,500	700,500	Year End Roll	12/11/2014
2014	101	FV	300,400	11300	10,920.	379,800	691,500	691,500	Year End Roll	12/16/2013
2013	101	FV	300,400	11300	10,920.	361,800	673,500	673,500		12/13/2012

PRINT

Date	Time
12/11/20	00:39:00

LAST REV

Date	Time
01/25/18	18:50:30

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10329

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JANTZ ANDREW &	68408-283		11/15/2016	Convenience	1	No	No		
LUNDSTROM VIRGI	23803-67		10/22/1993		278,000	No	No		Y

USER DEFINED

Prior Id # 1:	85160
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2017	926	Redo Bat	14,100	C				
2/24/2017	193	Renovate	98,000	O				reno 3rd fl
2/7/2017	134	Inter-De	2,000	C				
3/25/1994	126		1,000	C				DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2009	Meas/Inspect	197	PATRIOT
2/10/2009	Measured	163	PATRIOT
4/13/2000	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
7/29/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10920		Sq. Ft.	Site		0	90.	0.68	10									672,845						672,800	

Total AC/HA:	0.25069	Total SF/SM:	10920	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	672,845	Spl Credit		Total:	672,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07424235
Const Adj.:	1.00989902
Adj $ / SQ:	141.034
Other Features:	69000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	595227
Depreciation:	184520
Depreciated Total:	410707

COMMENTS

EX TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

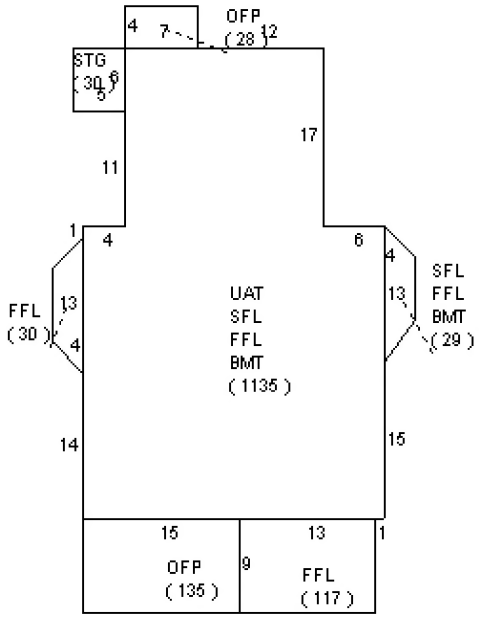
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.65
Special Features:	0	Val/Su Net:	99.78
Final Total:	410700	Val/Su SzAd	165.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,311	141.030	184,895
BMT	Basement	1,164	42.310	49,249
SFL	Second Floor	1,164	141.030	164,163
UAT	Upper Attic	284	69.950	19,849
OFP	Open Porch	163	26.890	4,382
STG	Storage	30	12.790	384

Net Sketched Area:	4,116			Total:	422,922
Size Ad	2475	Gross Are	4967	FinArea	2645

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
10	Pool-Conc.	D	Y	1	20X40	A	AV	1980	19.03	T	31.2	101			10,500			10,500
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	10,500	Total Special Featues:		Total:	10,500